

LOW COST HOMES



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From the collection of:

Mike Jackson, FAIA

LOW COST HOMES

The group of very small but architecturally attractive and most practical homes illustrated herein were especially designed and planned for the average American family of limited means.

There is no longer any good reason why a person now paying rent cannot have and enjoy a home of his own when the same money plus a slight additional investment will build and pay for it.

We have given a great deal of thought and study to the needs of our community as applied to small homes, with the result that our architects were definitely limited to low cost in attaining sound construction, the maximum in design, living comfort and conveniences.

These homes have been very carefully selected to conform in a sensible and practical way to general appeal rather than to individual taste. This means that should the owner at any time desire to dispose of his home he would find that its resale value had not greatly depreciated and that financing could be more easily arranged.

In many of these homes you will note that two layouts are suggested because of differences in individual taste and requirements in size and arrangement. While the layouts shown are those we believe to be the most satisfactory, it is not necessary, however, that the home owner adhere to them exactly. Changes are easily made to suit your preference.

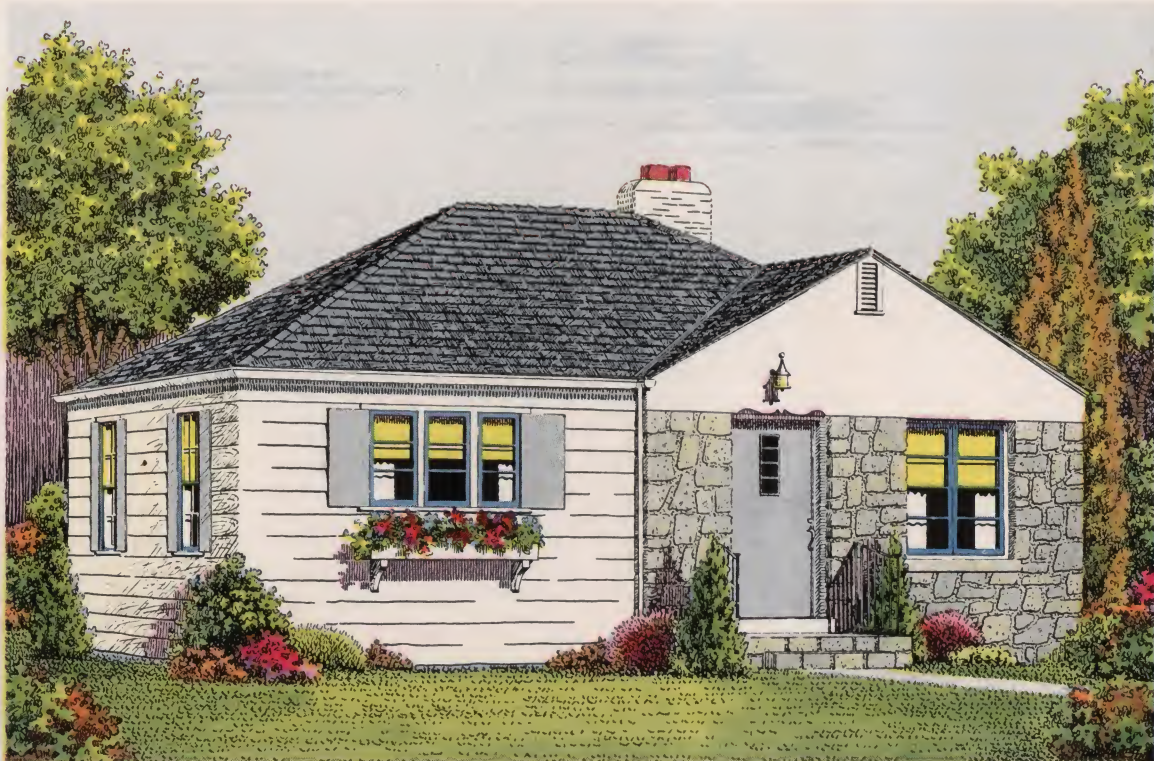
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SIXTY HOMES IN NUMERICAL ORDER

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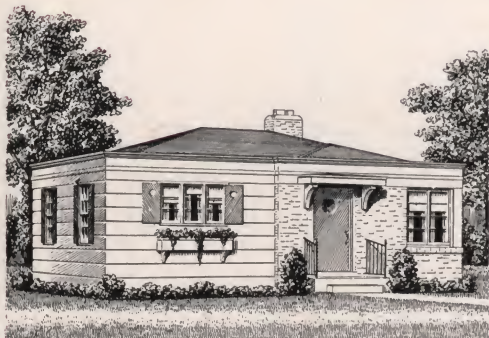


MODEL L-26-1

● No matter whether a home is small and compact it can be made as artistic, comfortable and homelike as the most expensive. A view of the above picture will convince the most skeptical. This is a neat example of a modern cottage which ever will be popular. The interior provides large living rooms, plenty of windows and a very convenient arrangement, so much appreciated by the discriminating housewife.

FOUR ROOMS, DINING SPACE AND BATH

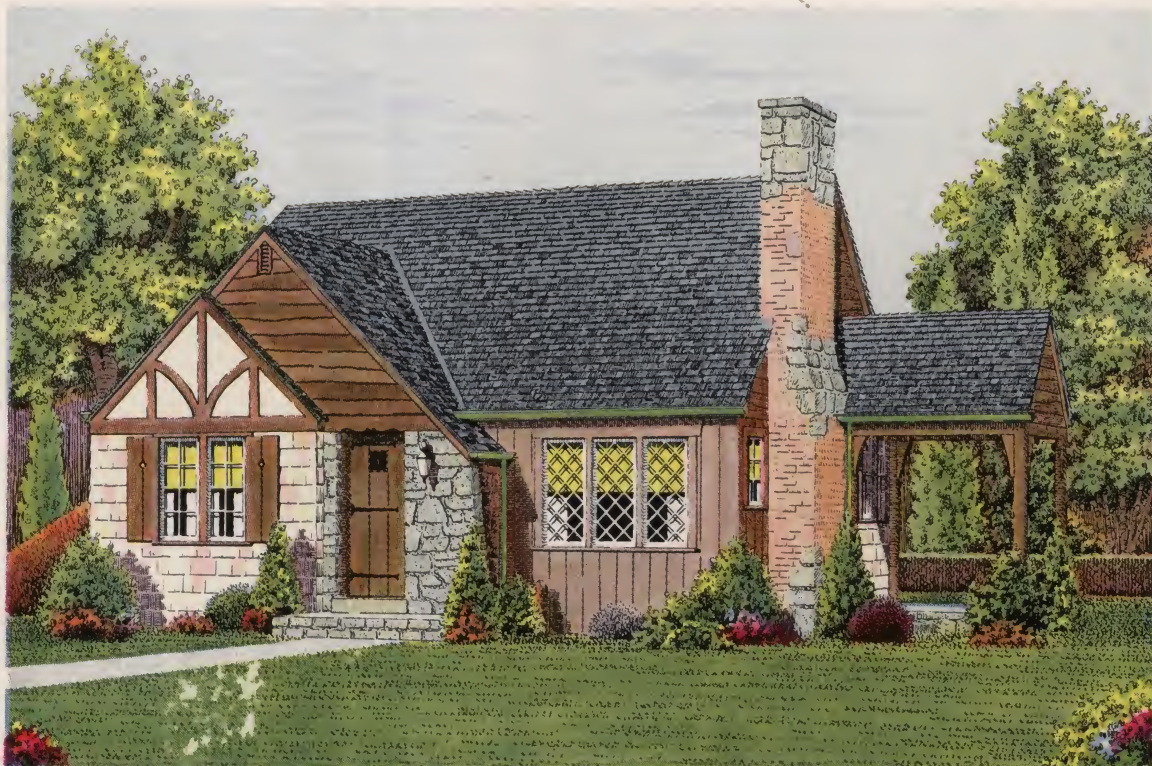
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service makes home
building easy.*



ALTERNATE MODEL L-26-2



FLOOR PLAN

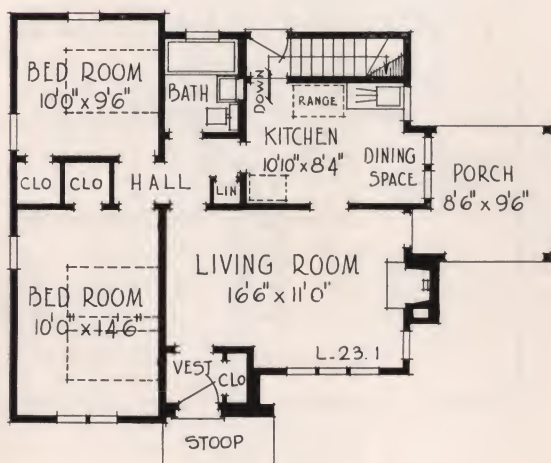


MODEL L-23

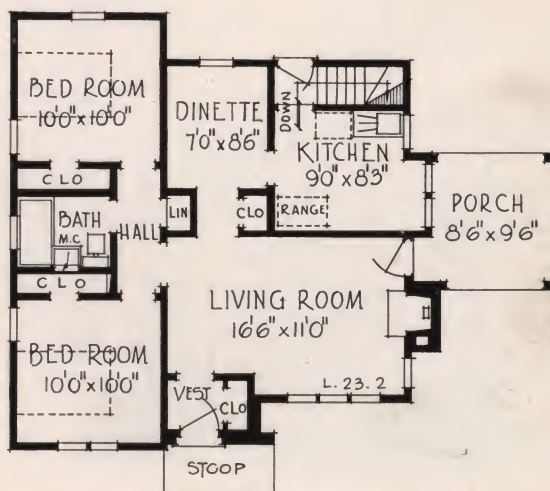
● Stone, brick, siding and shingles beautifully combined in a sturdy English cottage. It is a remarkable value because of careful planning. Housekeeping is especially pleasant when there is a convenient place for everything. All rooms are of good size. The massive chimney which lends such distinction to the exterior also provides a living room fireplace.

PLAN 1, FOUR ROOMS, DINING SPACE AND BATH

PLAN 2, FOUR ROOMS, DINETTE AND BATH



PLAN 1



PLAN 2

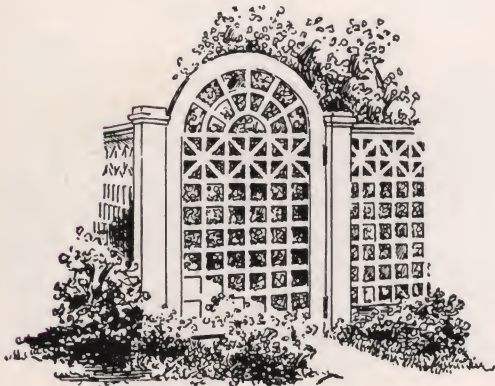


MODEL L-28

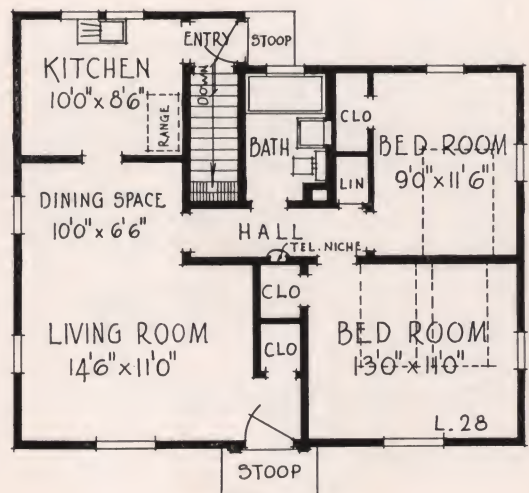
● This simple little four room house, of Cape Cod type, represents a maximum in comfort, space and beauty for a minimum cost. It will especially appeal to the home builder who is looking for something that is unobtrusive in appearance, yet giving an impression of real value and solidity.

FOUR ROOMS, BATH AND DINING SPACE

Why pay rent when the same money will pay for your own home?



FENCING, FOR PRIVACY AND BEAUTY

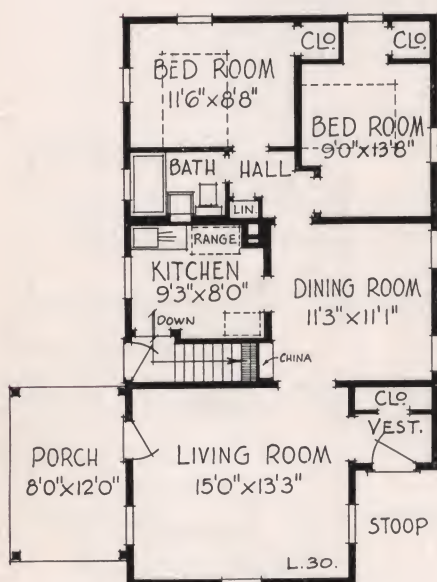


FLOOR PLAN



MODEL L-30

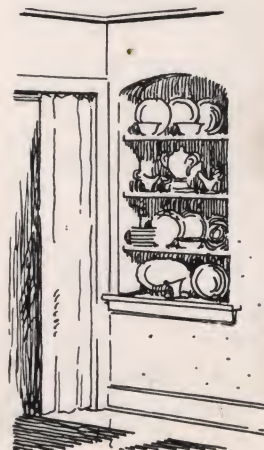
• A home that wears well and ever will be popular, because it owes its beauty to good proportions, stability of construction and harmony of detail. The interior was planned to insure happy, contented comfort, convenience and plenty of healthful light and fresh air. Non-essential features which increase expense are eliminated and standard materials are used throughout.



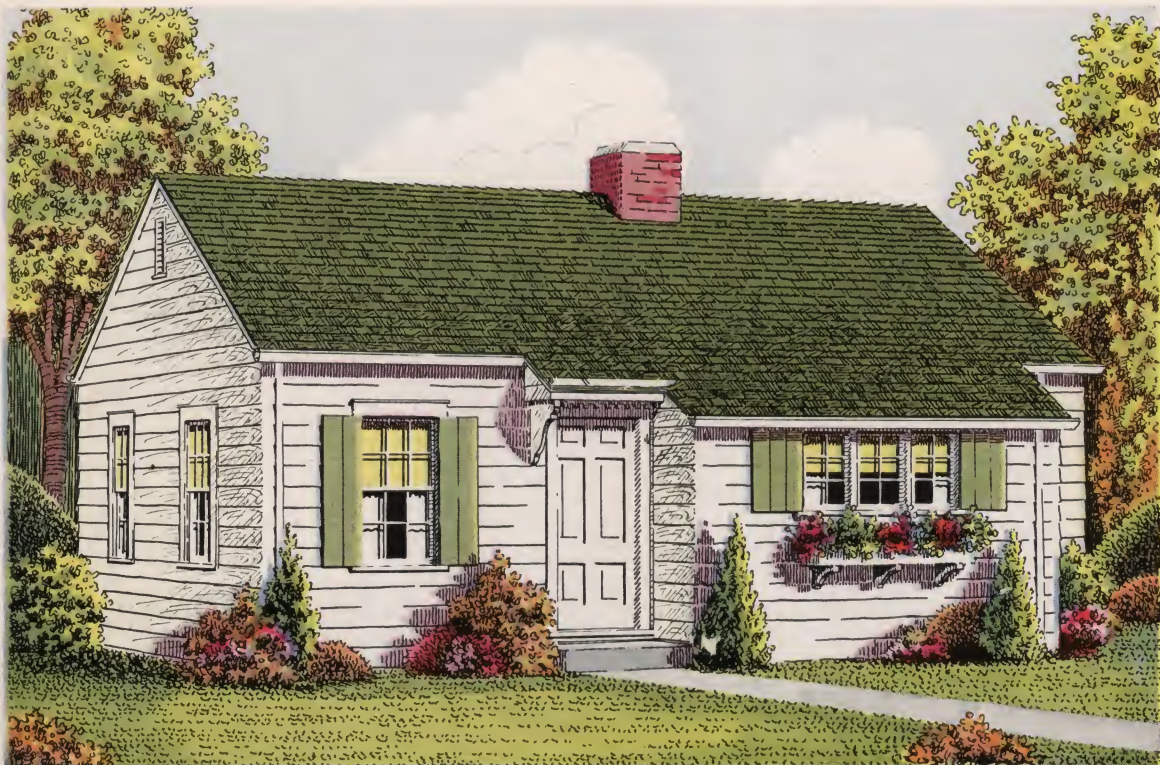
FLOOR PLAN

FIVE ROOMS AND BATH

Our broad experience and building knowledge would be of definite value to you.



CHINA SHELVES

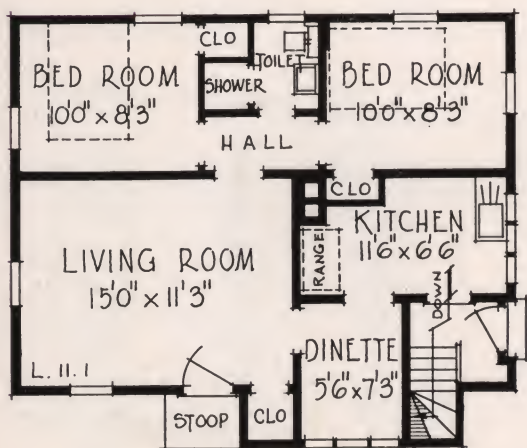


MODEL L-11

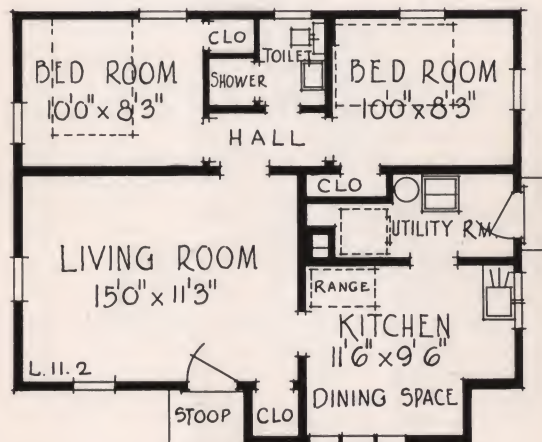
● An attractive one-story Colonial home suitable for the small family. The interior is designed with all modern features necessary for easy housekeeping. While it gives the space and convenience of five rooms, the building costs will equal only four rooms. This design is worthy of careful consideration.

PLAN 1, FOUR ROOMS, DINETTE AND BATH

PLAN 2, FOUR ROOMS, DINING SPACE, UTILITY ROOM AND BATH



PLAN 1 WITH BASEMENT



PLAN 2

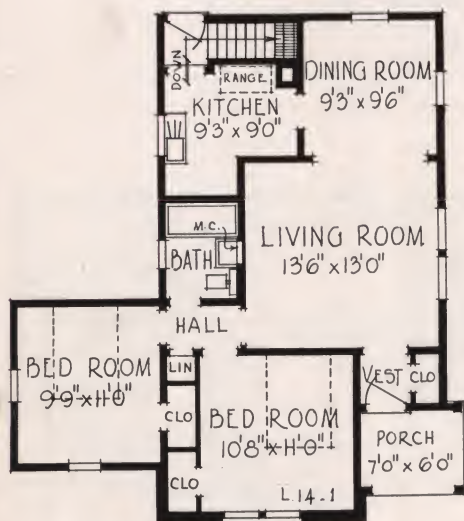


MODEL L-14

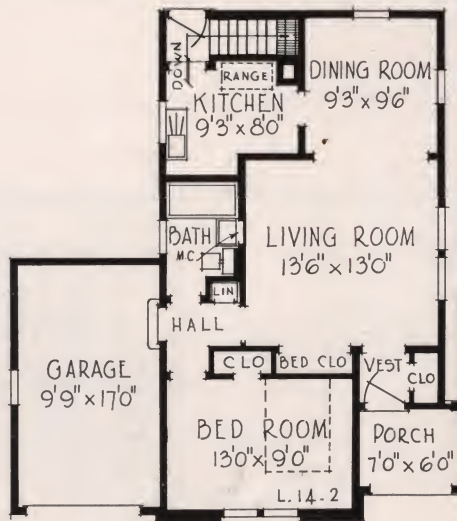
● For those who would have a distinctive and modern home, either plan is heartily recommended. This home certainly proves the contention that a small house may be planned so as to be within the price limits of those of small means and at the same time contain all the elements of good design and charm.

PLAN 1, FIVE ROOMS AND BATH

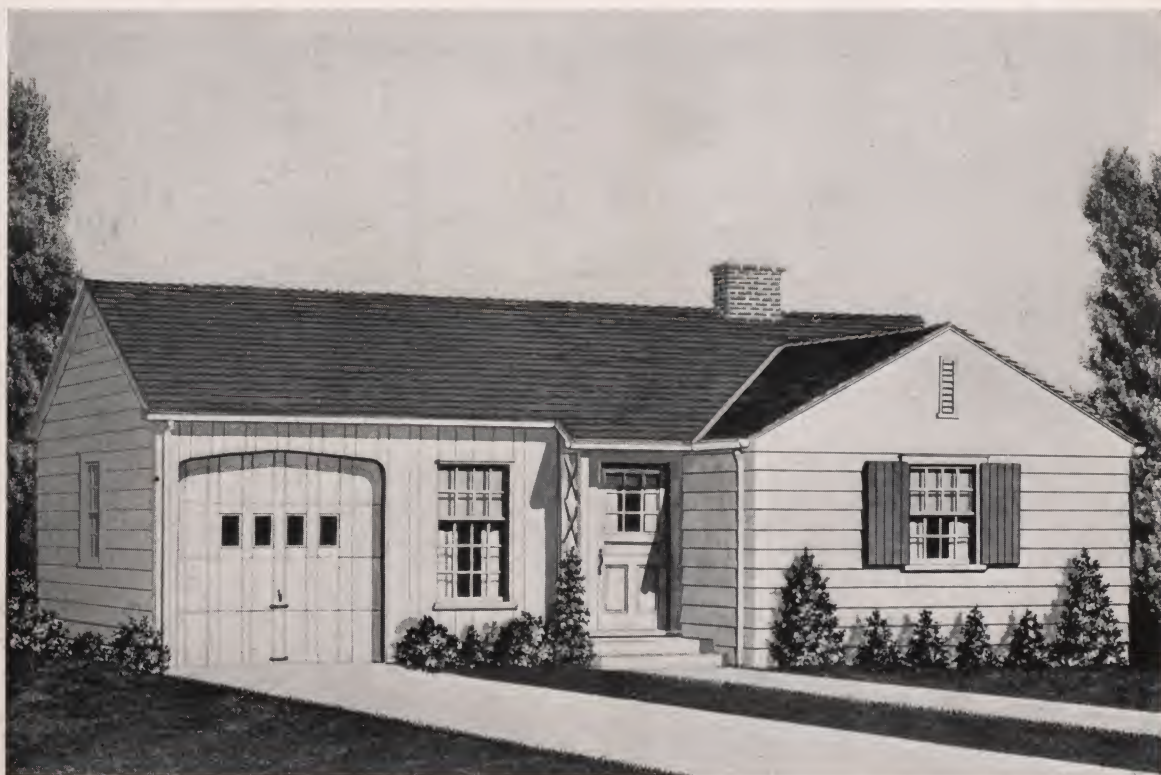
PLAN 2, FOUR ROOMS, BATH AND GARAGE



PLAN 1



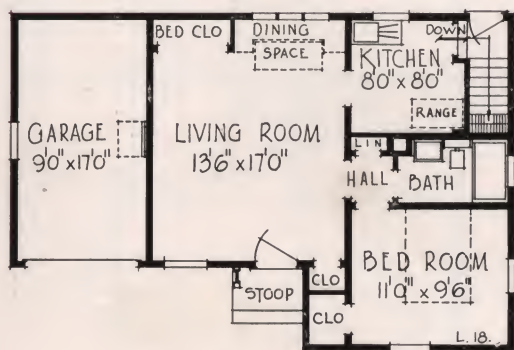
PLAN 2



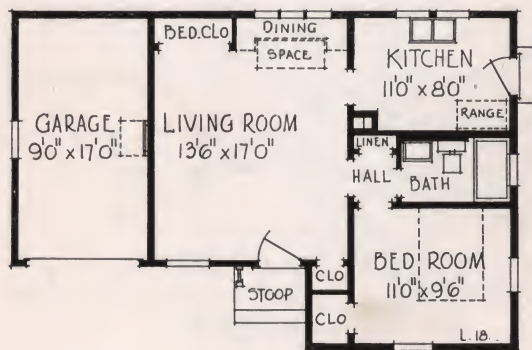
MODEL L-18

● Only three rooms but equal to five in efficiency. At night the living room can be converted into a bedroom. The living room also provides dining space. The attached garage forms an integral part of the architecture and is convenient. This home is designed for those of moderate income.

THREE ROOMS, DINING SPACE, BATH AND GARAGE



PLAN 1 WITH BASEMENT



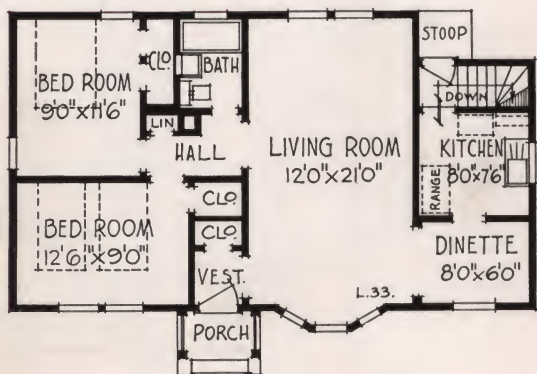
PLAN 2



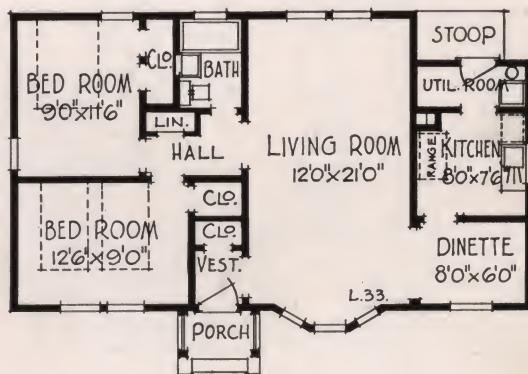
MODEL L-33

● To the homeseeker with an eye for the different, this design should make a strong appeal. The placement of the entrance and bay window are among the distinguishing features. This home is of standard, substantial construction yet the cost is within reach of the modest income.

FOUR ROOMS, DINETTE, AND BATH



PLAN 1 WITH BASEMENT



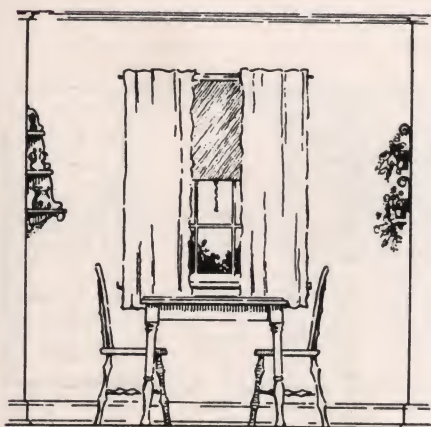
PLAN 2



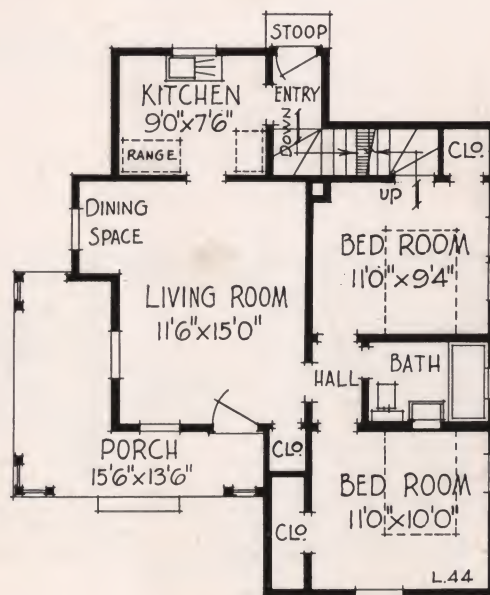
MODEL L-44

● A home like the above enables the owner to secure the most comfort at the least possible cost. All excessive details are to a great extent eliminated, yet this Colonial design is modern, pleasing and very substantial looking. The interior provides large, comfortable, well-lighted rooms, plenty of closets and a most convenient attic which may provide a future room.

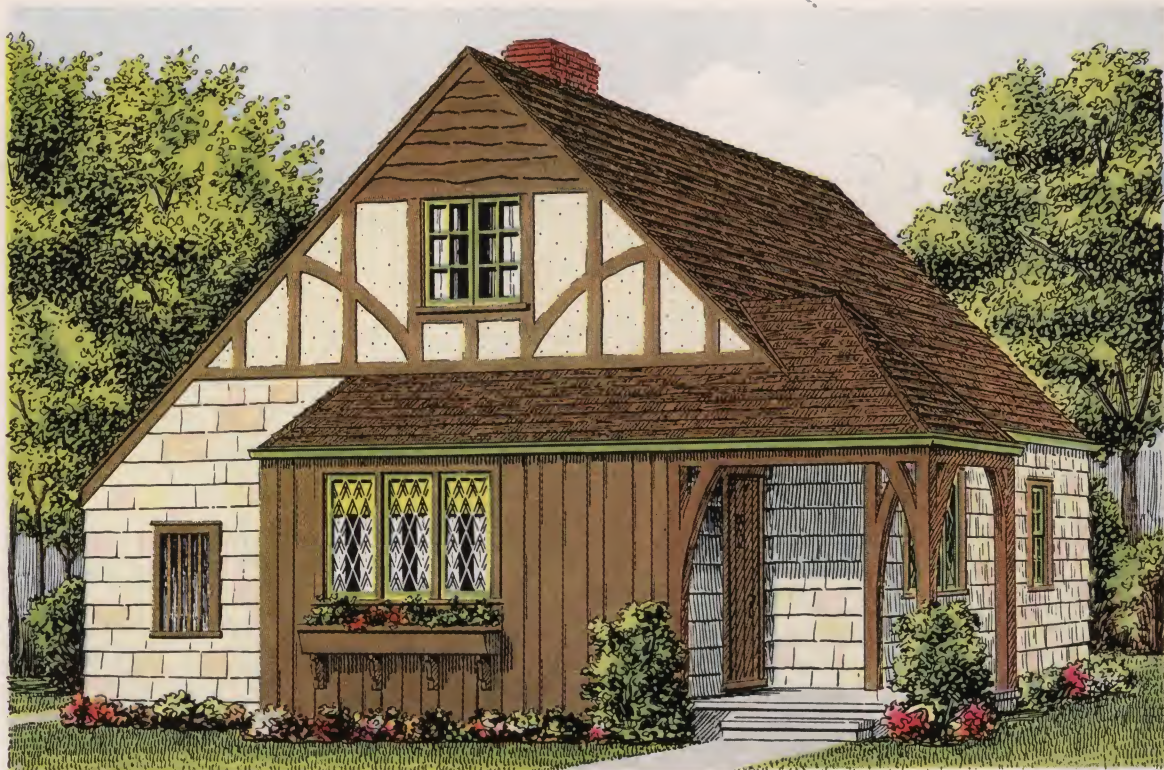
FOUR ROOMS, DINING SPACE AND BATH



VIEW OF DINING SPACE



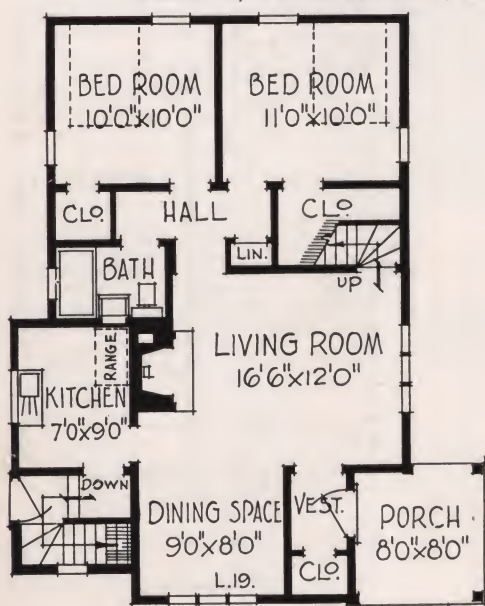
FLOOR PLAN



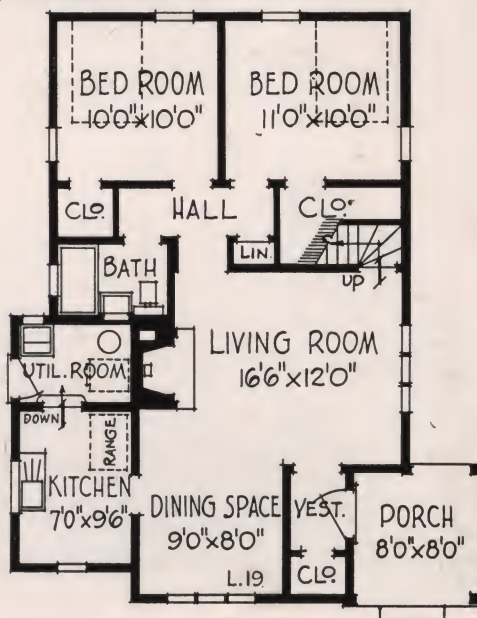
MODEL L-19

● This charming English bungalow has a pleasing exterior and the interior is laid out for utility and convenience. The four rooms are well arranged and really are equal to five rooms in efficiency. Attic space can be utilized for rooms if desired.

PLAN 1, FOUR ROOMS, DINING SPACE AND BATH
PLAN 2, FOUR ROOMS, DINING SPACE, UTILITY ROOM AND BATH



PLAN 1 WITH BASEMENT



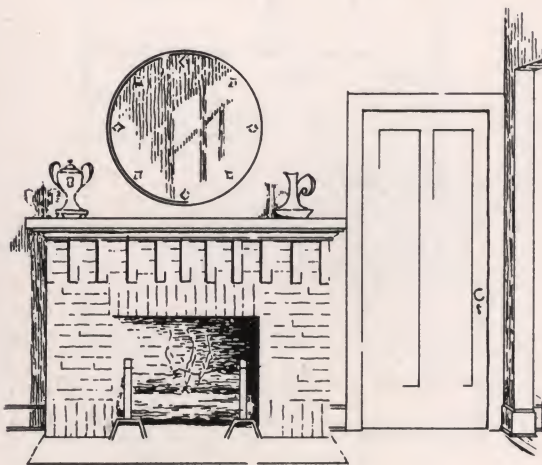
PLAN 2



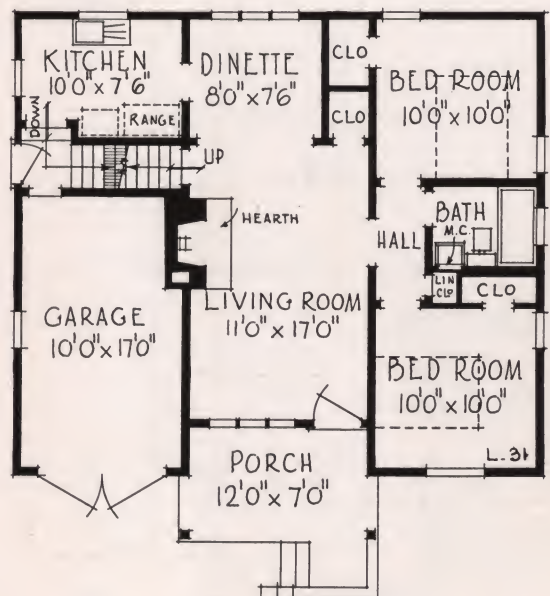
MODEL L-31

● This attractive little modern home is out of the ordinary because it emphasizes individuality. Yet it is designed along simple and practical lines with careful considerations for economy in construction. All rooms are large and well arranged. The attached garage is a pleasing feature of this home.

FOUR ROOMS, DINETTE AND GARAGE



THE FIREPLACE



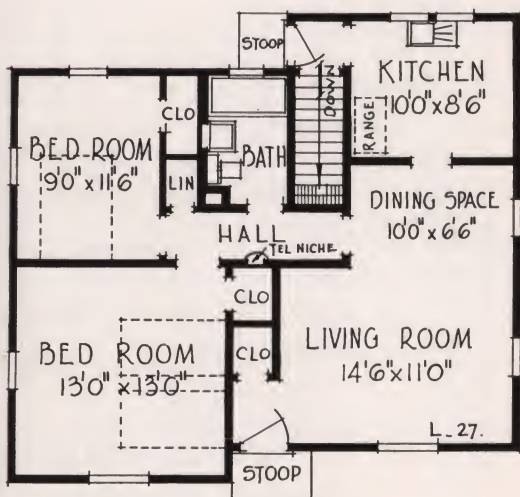
FLOOR PLAN



MODEL L-27

● A bungalow deserving of its popularity. It is surprising to find out just how inexpensively homes of this type can be built. Then there is the convenience of having all the rooms on one floor. This model is a strong argument for owning your home.

FOUR ROOMS, DINING SPACE AND BATH

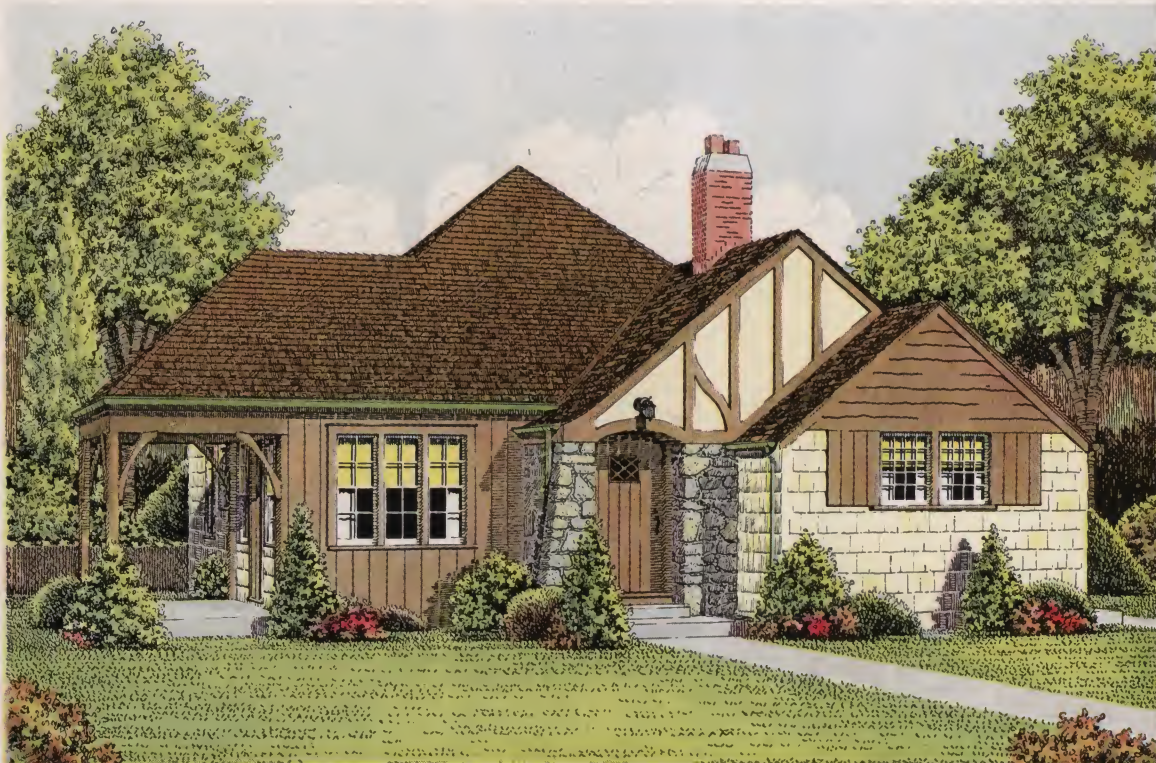


FLOOR PLAN

*To plan wisely is to
build wisely—Let
us help you.*



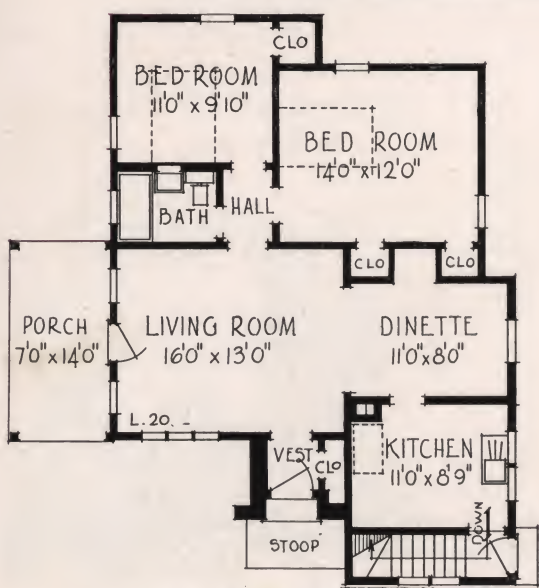
Arbors Are Inexpensive Improvements



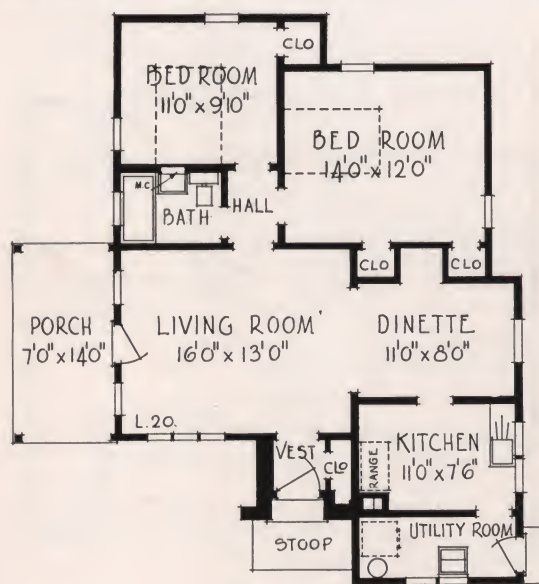
MODEL L-20

● This English cottage not only presents a charming and appealing exterior, but also offers practical floor arrangements of utility and convenience. The private porch at the side is desirable.

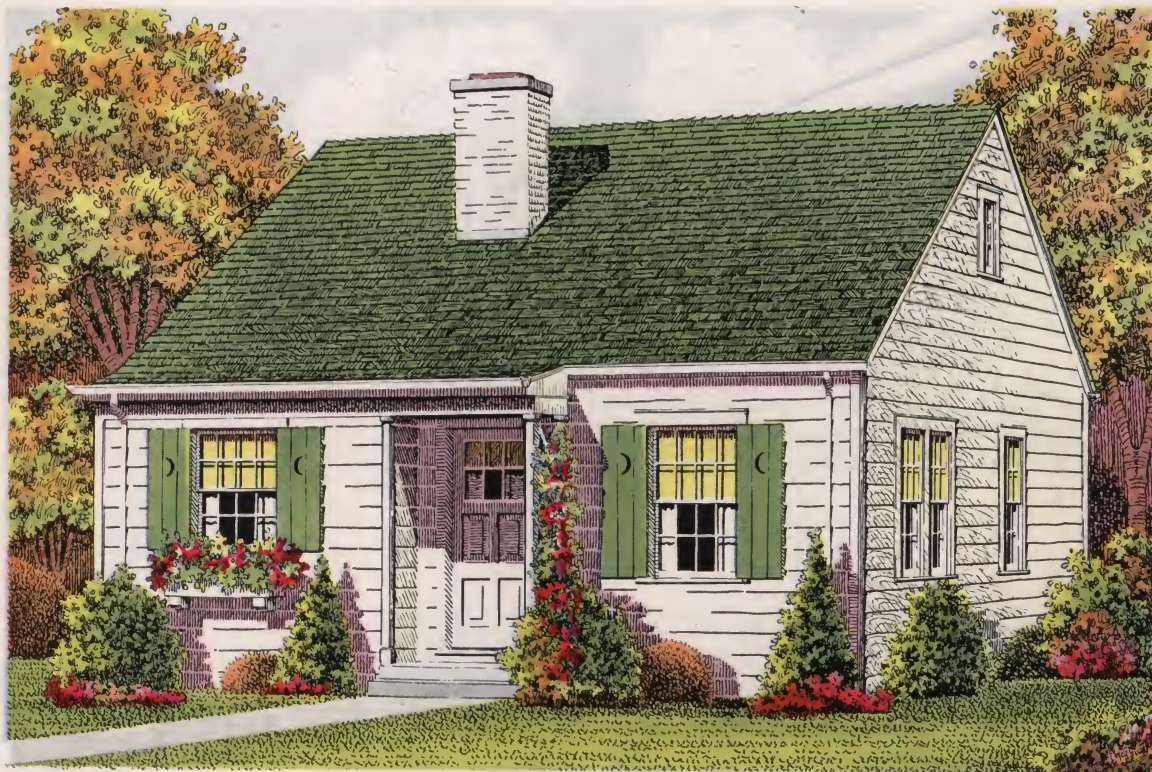
PLAN 1, FOUR ROOMS, DINETTE AND BATH
PLAN 2, FOUR ROOMS, DINETTE, UTILITY ROOM AND BATH



PLAN 1 WITH BASEMENT



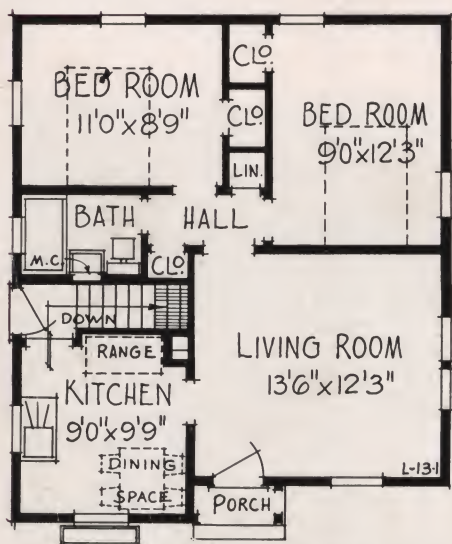
PLAN 2



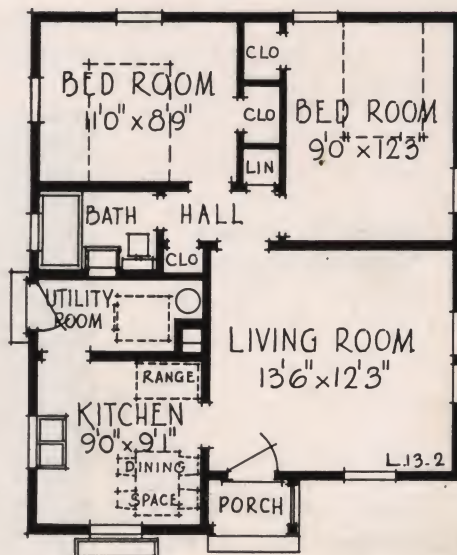
MODEL L-13

● It is just a little model home, simple in design, yet very effective and inexpensive too. Compactly designed for four rooms, it offers the convenience and efficiency of five rooms. This home offers maximum value for the money expended.

PLAN 1, FOUR ROOMS, DINING SPACE AND BATH
 PLAN 2, FOUR ROOMS, DINING SPACE, UTILITY ROOM AND BATH



PLAN 1 WITH BASEMENT



PLAN 2



MODEL L-22-1
COLONIAL



MODEL L-22-2
WITH PORCH AT RIGHT SIDE

MODEL L-22-3
WESTERN TYPE



Complete working drawings for any home in this Book are at your disposal

MODEL Offers a Selection of SIX ATTRACTIVE FOUR ROOM HOMES

● Judged by the standard of good planning and building economy, each of these models is an excellent value. All the rooms are arranged in compact form which makes for efficiency.



FLOOR
FOUR ROOMS, DINING

L - 22

lection of

THE EXTERIORS

PLAN

● The floor plan shows properly placed windows in all rooms for good light and ventilation. The centrally located chimney and fireplace is a practical and pleasing feature.



MODEL L-22-4
ENGLISH

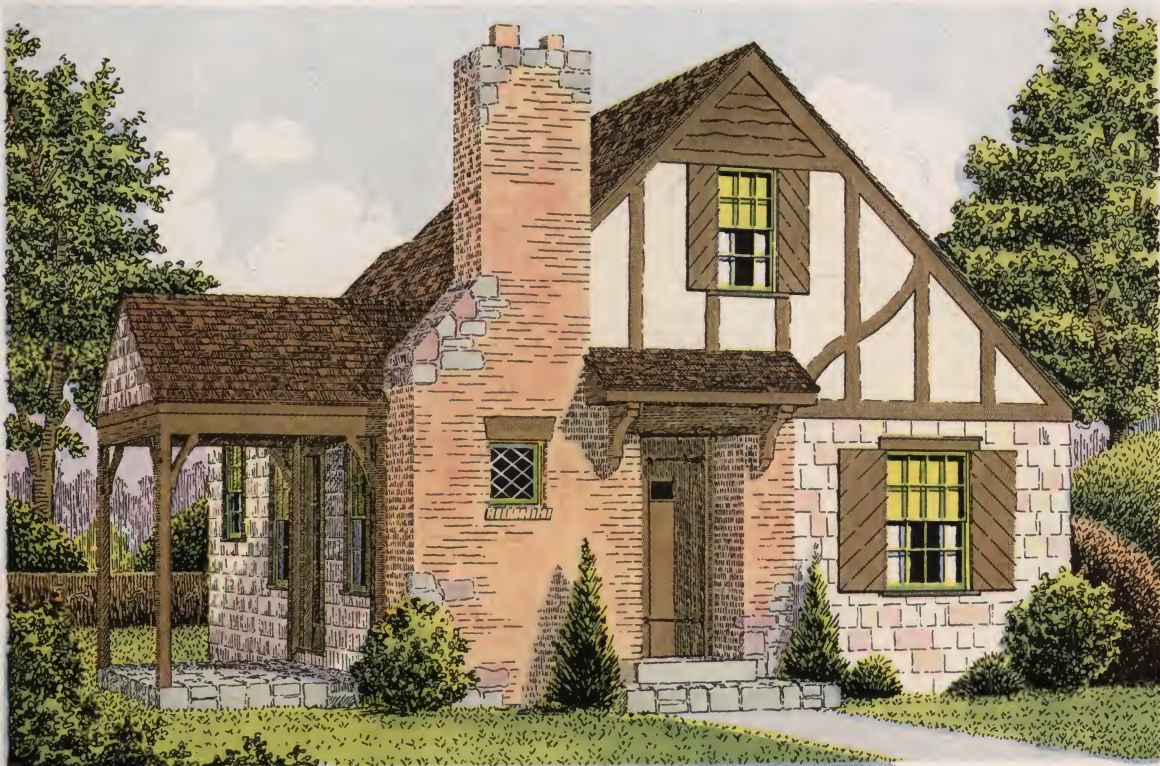


MODEL L-22-5
MODERN



MODEL L-22-6
WITH CHIMNEY
PLACED IN FRONT

*Ask us for full information
and estimate of cost*



MODEL L-42

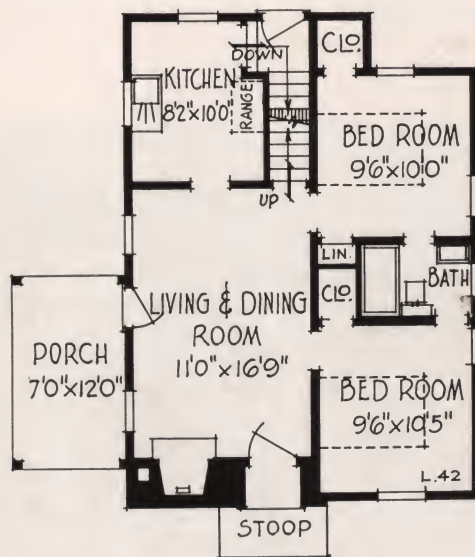
● This impressive English style bungalow will find many adherents among the discriminating builders. While there is a wealth of beauty and interest, inside and out, the lines are conservative and the decoration simple. A home of permanent appeal. There is a stairway to the attic.

FOUR ROOMS AND BATH

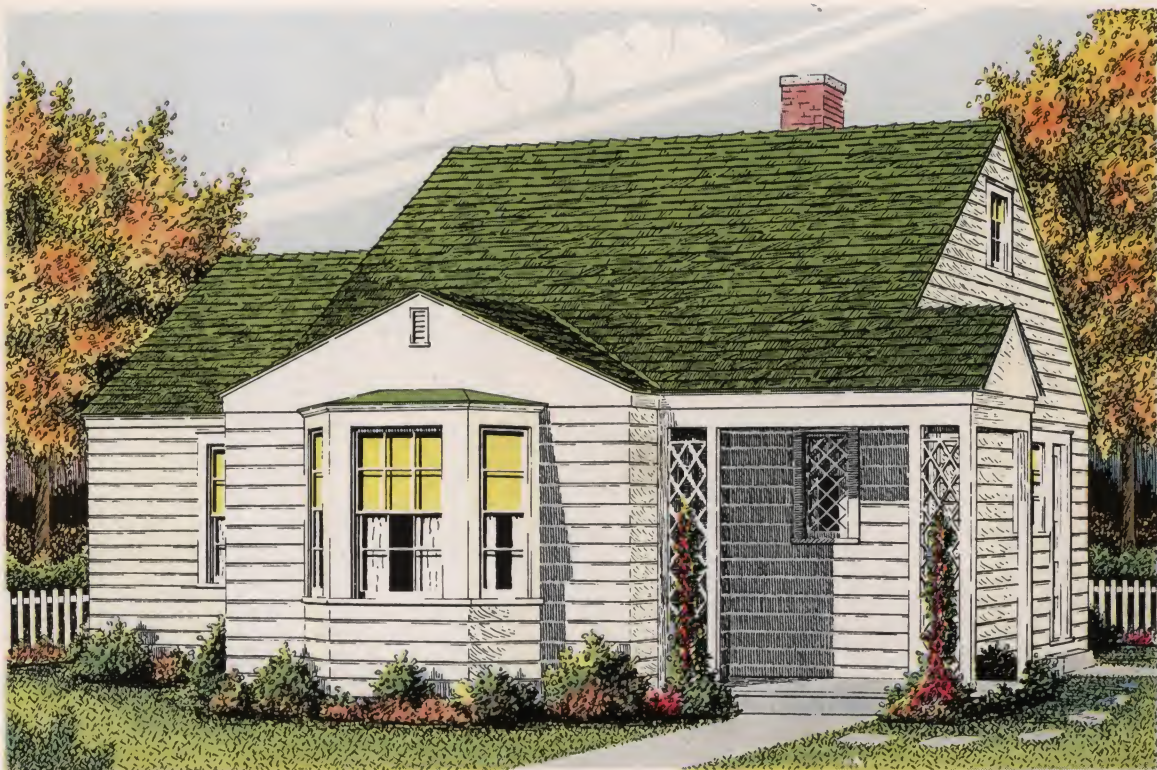
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THE FIREPLACE



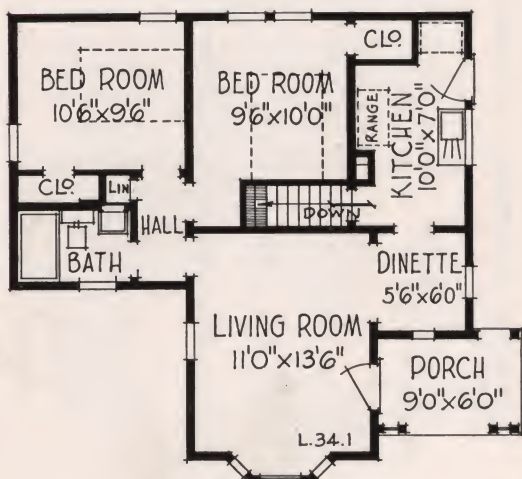
FLOOR PLAN



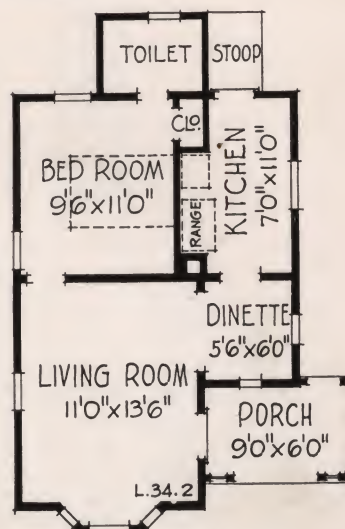
MODEL L-34

● The delightful homelike quality of this charming home does not depend upon expensive materials, but upon good proportion and the use of Colonial features of design. Both plans were designed for economy in construction. Plan 2 is well within the cost suitable to the modest income.

PLAN 1, FOUR ROOMS, DINETTE AND BATH
 PLAN 2, THREE ROOMS, DINETTE AND TOILET



PLAN 1 WITH BASEMENT



PLAN 2



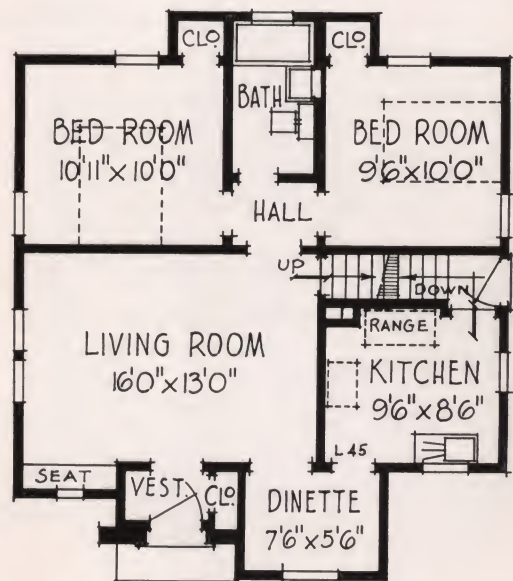
MODEL L-45

● If you want to build a home that is as pleasant to look at as it is comfortable to live in and is yet well within modest means, you can select no more suitable design than this Four Room Model.

FOUR ROOMS, DINETTE AND BATH



SEAT IN LIVING ROOM

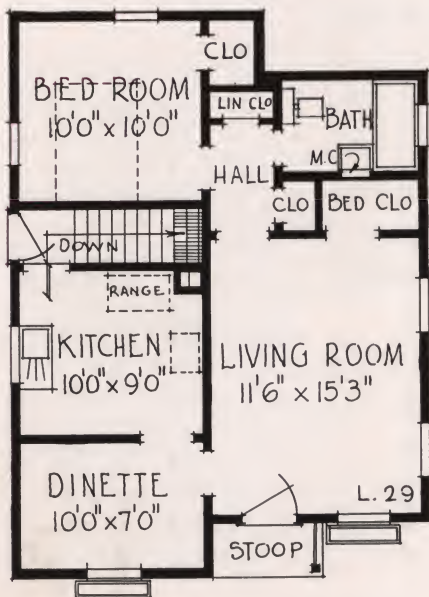


FLOOR PLAN



MODEL L-29

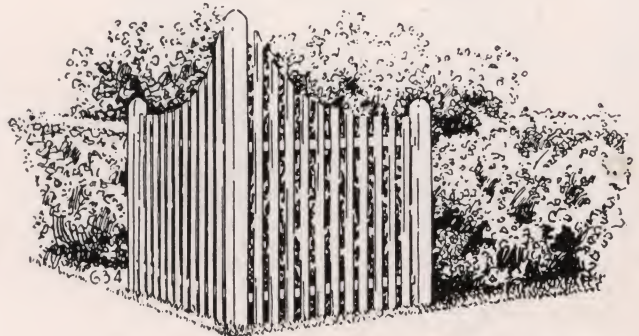
● A simple, yet pleasing example of Colonial style of architecture. This trim little frame bungalow of three rooms and bath will be ideal for the family of two. Newly-weds will look at it with keen desire and appreciation. Living will be simple and beautiful in its environment. The living room is provided with a closet for a disappearing bed.



FLOOR PLAN

THREE ROOMS, DINETTE AND BATH

If financing is required, we would be glad to assist and guide you



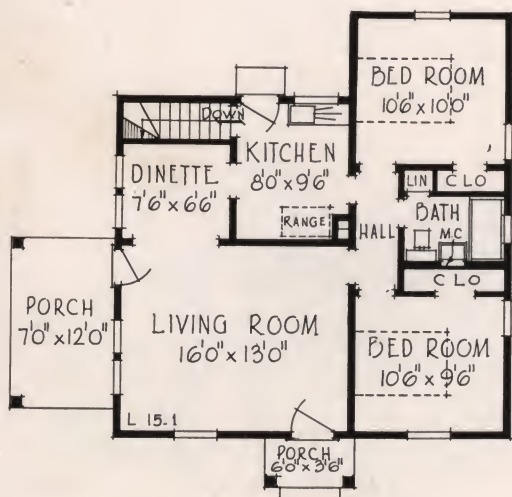
FENCES BEAUTIFY HOME SURROUNDINGS



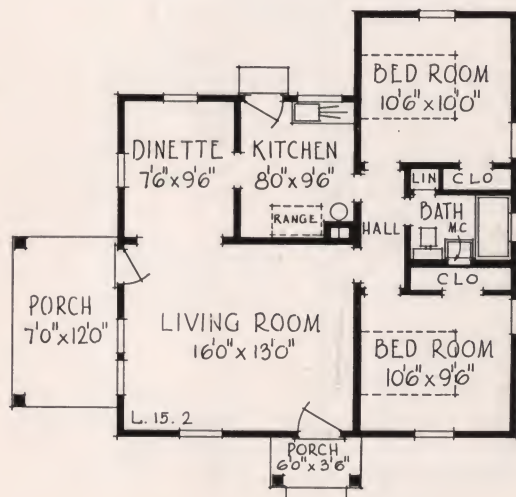
MODEL L-15

● A neat, trim and well proportioned small home of Colonial style which is very popular throughout the entire country. Economical of construction and suitable to a small lot it deserves careful consideration. In this design you will have the compactness of a four room home which offers five room efficiency.

FOUR ROOMS, DINETTE AND BATH



PLAN 1 WITH BASEMENT



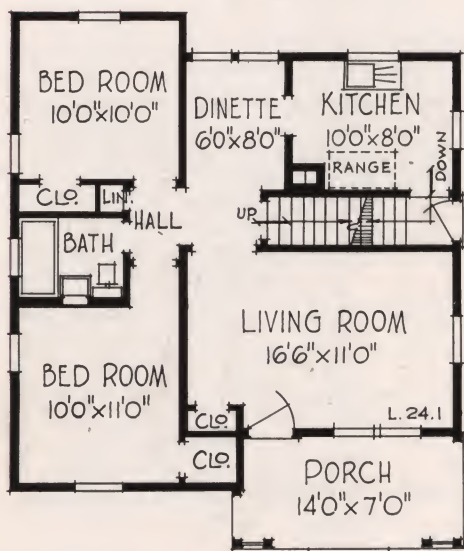
PLAN 2



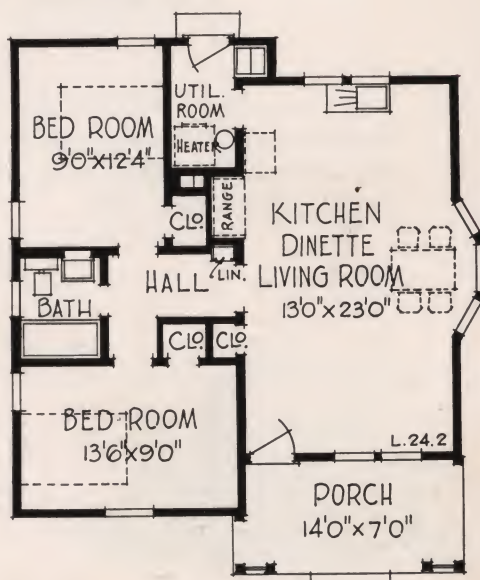
MODEL L-24

● A quaint home, pleasing in every detail, of form, color and construction. Inside, the large living room and ample bedrooms are among the comfortable features.

PLAN 1, FOUR ROOMS, DINETTE AND BATH
PLAN 2, THREE ROOMS, UTILITY ROOM AND BATH



PLAN 1 WITH BASEMENT



PLAN 2

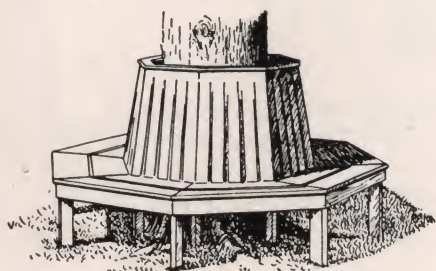


MODEL L-46

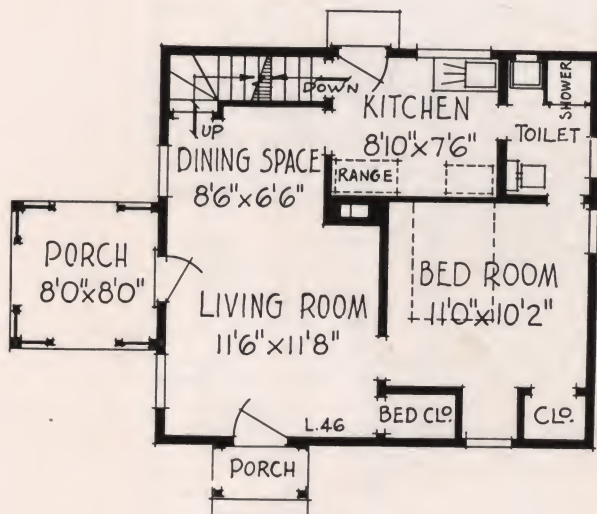
● Even the most inexperienced layman will immediately appreciate the quality of this effective home done in the Colonial style. The interior arrangement of this model structure is an interesting departure from the usual plan. A stairway is provided for access to the large attic.

THREE ROOMS, DINING SPACE AND BATH

Estimates of costs on any house illustrated herein, gladly furnished



A TREE SEAT FOR THE GARDEN

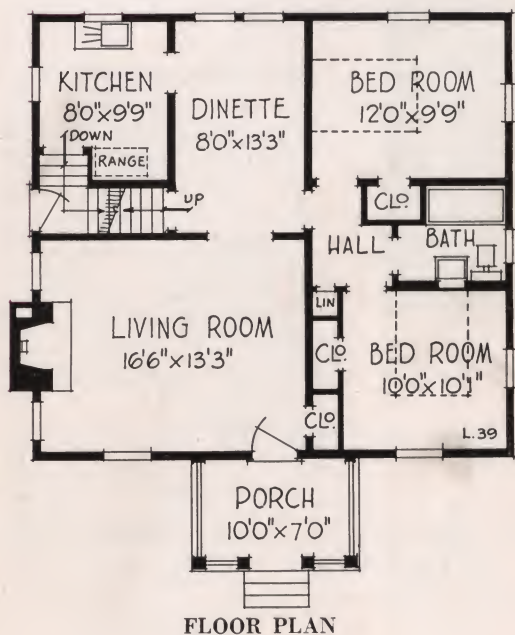


FLOOR PLAN



MODEL L-39

● The clean cut, simple lines of this Colonial bungalow along with its inviting porch makes this design one of our most popular. Plan is very compact and is designed to yield the utmost in room space for the least amount of money.



FOUR ROOMS, DINETTE AND BATH

*Alterations or changes to meet
your ideas may be easily
and reasonably made*



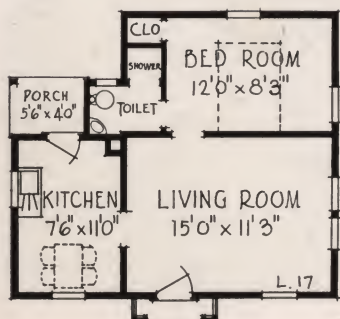
THE FIREPLACE

*Designed well
within the limits
of low cost — for
those depending
upon a low income*



MODEL L-17

THREE ROOMS, DINING SPACE AND BATH



FLOOR PLAN

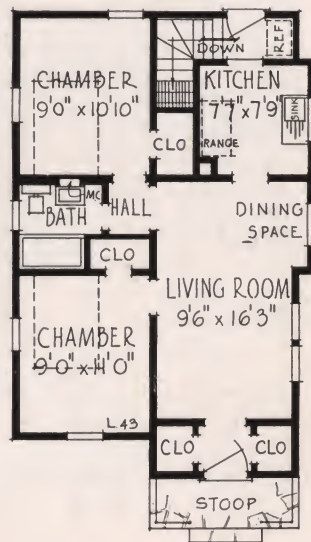
● This model demonstrates that even though homes may be small and of low cost they can be made as attractive and give as much in comfort and convenience as the more pretentious. Three rooms in size and cost, with four rooms in comfort and convenience.



MODEL L-43

FOUR ROOMS, DINING SPACE AND BATH

● This four room model of five room efficiency provides the comfort that has satisfied hundreds of home lovers. Although small and compact, it has every modern convenience at a minimum cost.



FLOOR PLAN

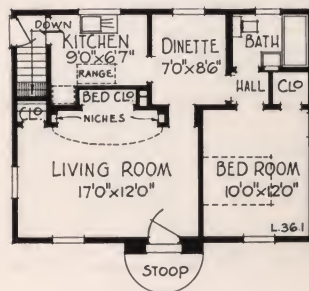
*There is no longer any
good reason to pay rent
as building and financing
conditions were never
more favorable than now.*



MODEL L-36

THREE ROOMS, DINETTE AND BATH

● A splendid modern small home of three rooms in size and cost but five rooms in efficiency and comfort. The bed closet enables the living room to be used as a bedroom in the night.



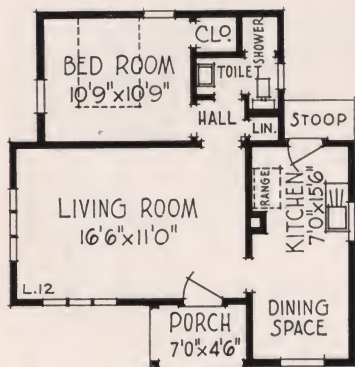
FLOOR PLAN

Designed and planned to enable those depending upon a low income, to build and conveniently pay for a home of their own.



MODEL L-12

THREE ROOMS, DINING SPACE AND BATH

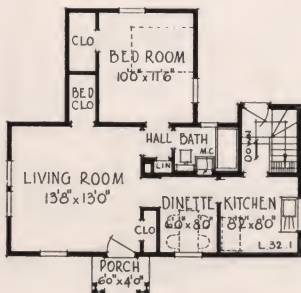


FLOOR PLAN

● This handsome little English dwelling was particularly designed for those whose requirements and incomes are modest but who appreciate the value of good design and practical conveniences.



PLAN 2
WITH UTILITY ROOM



PLAN 1
WITH BASEMENT



MODEL L-32

THREE ROOMS, DINETTE AND BATH

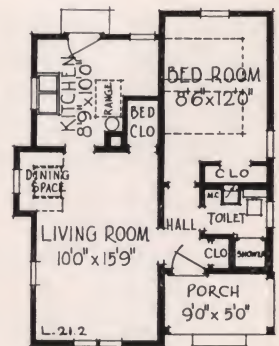
● Why pay rent when the same money expended will enable one to secure a pleasing home of his own? This handsome three room model offers the conveniences and practical comforts of a five room home. Consult us regarding cost of construction.



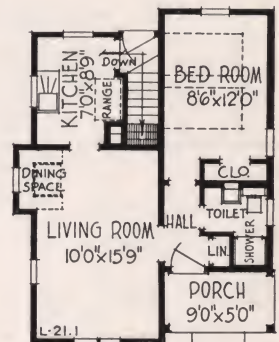
MODEL L-21

THREE ROOMS, DINING SPACE AND BATH

● This quaint English cottage of three rooms offers the efficiency of four rooms with basement or five rooms without basement. The low cost places it within reach of those who pay low rent. Let us show you.



PLAN 2



PLAN 1
WITH BASEMENT

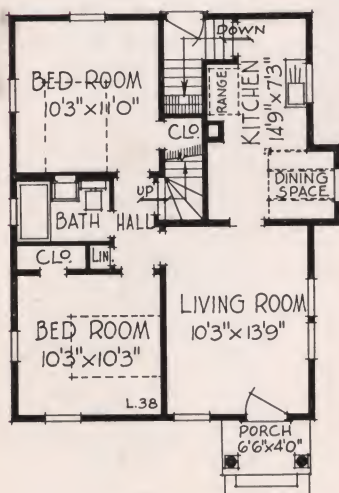


MODEL L-10

PLAN 1, FOUR ROOMS AND BATH
PLAN 2, FOUR ROOMS, NOOK AND BATH

● A four room home of attractive design to satisfy the modest needs of those who practice economy. All parts of the structure have been carefully designed to reduce the cost, yet to offer a substantial and comfortable home.

Do not forget that we will aid you to our best ability to provide the home that will give you the most satisfaction.



FLOOR PLAN



PLAN 2



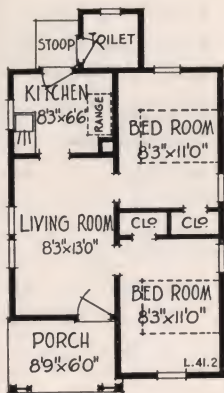
PLAN 1



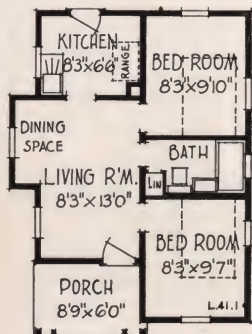
MODEL L-38

FOUR ROOMS, DINING SPACE AND BATH

● Simplicity, neatness and comfort, besides the minimum cost of construction, have been carefully considered in designing this pleasing home. All rooms are well arranged for size, convenience, light, ventilation and comfort.



PLAN 2



PLAN 1



MODEL L-41

PLAN 1, FOUR ROOMS, DINING SPACE AND BATH
PLAN 2, FOUR ROOMS AND TOILET

● Designed for those of limited incomes to enjoy the comforts, independence and satisfaction of owning their own homes. As this model is only eighteen feet in width, it can be erected on a very narrow lot.



MODEL L-25

PLAN 1, THREE ROOMS AND TOILET
PLAN 2, FOUR ROOMS, DINING SPACE AND TOILET

● The extremely low cost of this pleasing home places it within reach of the thrifty person who appreciates the comforts and satisfaction of owning his own home. Besides being economical, it is practical, durable and roomy.



PLAN 2



PLAN 1

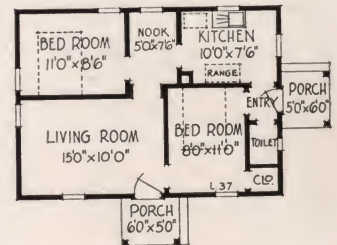


This modest dwelling will fill the requirements of those persons whose incomes are limited, but who desire to use their rent money to pay for a home.

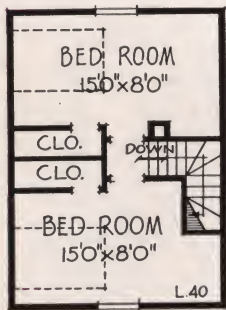
MODEL L-37

FOUR ROOMS, NOOK AND TOILET

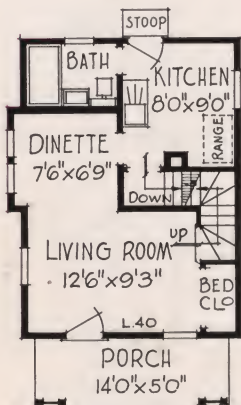
● Here is a neat home designed for comfort as well as low cost. A very practical and common sense house to build. The side porch is ornamental and homelike.



FLOOR PLAN



FUTURE ROOMS
SECOND FLOOR



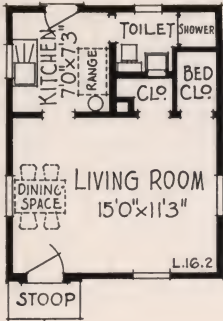
FLOOR PLAN



MODEL L-40

TWO ROOMS, DINETTE AND BATH

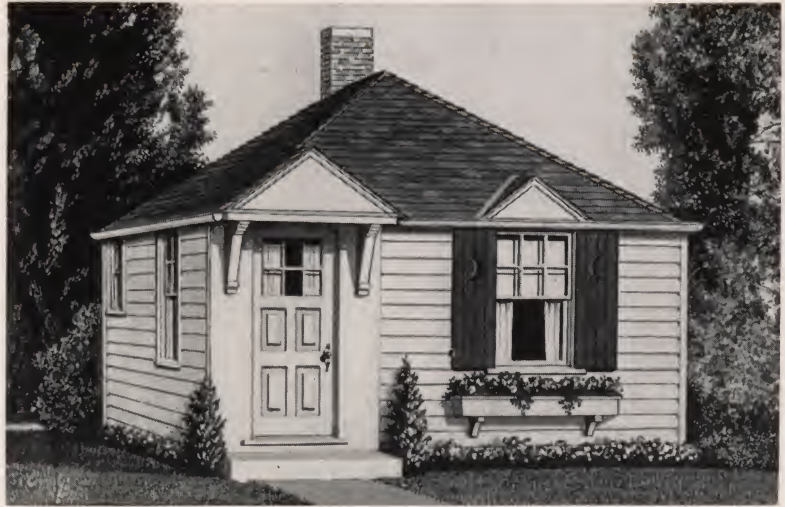
● Designed to meet the conditions of the wise builder who realizes that it is not a good investment to tie up finances in rooms and space which will not be used or required until some time in the future. This home is within reach of any rent payer.



PLAN 2



PLAN 1



MODEL L-16

PLAN 1, THREE ROOMS AND DINING SPACE
PLAN 2, TWO ROOMS, DINING SPACE AND BATH

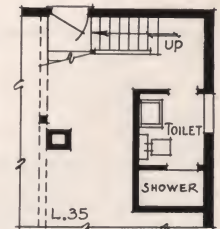
● A small home which gives a choice of two rooms of four room efficiency or three rooms of four room efficiency. Designs of this type will enable any one paying rent to be independent and secure in their own home as the cost is well within their means.



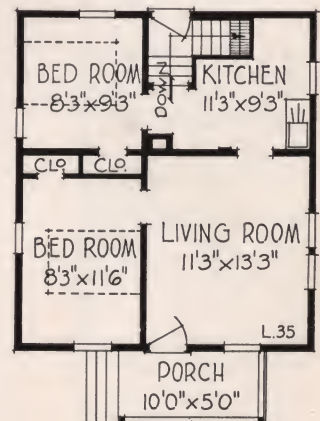
MODEL L-35

FOUR ROOMS AND BATH

● A neat and cheerful cottage especially designed to give the builders not only full value, but a habitable, well constructed home. You are independent when you are living in your own home. The bath room is placed in the basement which reduces costs.



BATHROOM
IN BASEMENT



FLOOR PLAN

